

CORRECTED NOTICE OF COUNCIL PUBLIC HEARING ON LAND USE CODE TEXT AMENDMENT

NOTE: This notice has been changed to provide the correct starting time for the PLUS Committee meeting on November 14, 2012. The meeting will start at 9:30 a.m., rather than 9:00 a.m. as stated in the previous notice. For more information on the time of the public hearing, please check the Committee agenda a few days prior to the meeting at www.seattle.gov/council/com_assign.htm., as described below.

The City of Seattle Department of Planning and Development (DPD) is proposing minor amendments to the Seattle Land Use Code, to correct omissions and facilitate the use of incentive provisions within the Downtown Harborfront 2 (DH2) zone and the Pioneer Square Mixed (PSM) 85-120 zone.

The proposed changes to the DH2 zone are as follows:

- Reestablish incentive provisions for nonresidential uses to enable projects to gain the extra floor area permitted above the current base Floor Area Ratio (FAR) limit, and allow the use of transfer of development rights as one of the incentives. Code amendments adopted in 2001 inadvertently eliminated incentives for gaining extra floor area above the base FAR.
- Include the DH2 zone among the other downtown zones that exempt residential use from FAR calculations, thereby making it unnecessary for residential development to use incentives to gain extra floor area and encouraging residential use.

The proposed changes to the PSM 85-120 zone would apply to a specific mapped area in the Pioneer Square Special Review District, where affordable housing bonus provisions currently allow development to gain added height and extra residential floor area. The amendments to Section 23.49.181 are as follows:

- Clarify that the 50 year low-income housing requirement needed to earn the bonus is calculated based on the date the structure containing the affordable housing is complete, rather than the completion date of the structure proposing to use the bonus floor area.
- Remove an existing cap on the number of off-site units that can satisfy City-required developer contributions to affordable housing. Off-site units would continue to be required to be built in the South Downtown area.

PUBLIC HEARING

The City Council's Planning, Land Use and Sustainability Committee will hold a public hearing to take comments on the proposal on Wednesday, November 14, 2012. The hearing will be held in the:

**City Council Chambers
2nd floor, Seattle City Hall
600 Fourth Avenue**

The meeting begins at 9:30 a.m. For more information on the time of the hearing, please check the Committee agenda a few days prior to the meeting at www.seattle.gov/council/com_assign.htm. The entrances to City Hall are located on the west side of Fifth Avenue, and the east side of Fourth Avenue, between James and Cherry Streets. Directions to City Hall, and information about transit access and parking, are available at http://www.seattle.gov/council/visiting_city_hall.htm. For those who wish to testify, a sign-up sheet will be available outside the Council Chamber one-half hour before the public hearing.

Questions concerning the public hearing may be directed to Sara Nelson in the offices of Councilmember Richard Conlin, at 684-8805 or via e-mail at sara.nelson@seattle.gov. Print and communications access is provided on prior request. Please contact Sara Nelson at 684-8805 as soon as possible to request accommodations for a disability.

WRITTEN COMMENTS

For those unable to attend the public hearing, written comments may be sent to:

Councilmember Richard Conlin
Legislative Department
600 Fourth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025
or by email to richard.conlin@seattle.gov

Written comments should be received by Tuesday, November 13, at 5 p.m.

INFORMATION AVAILABLE

[Click here](#) for an electronic copy of the proposed legislation, Council Bill 117601. [Click here](#) for an electronic copy of the DPD Director's Report. Paper copies may be obtained at the DPD Public Resource Center, 700 5th Avenue, Suite 2000 in the Seattle Municipal Tower. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, and Friday, and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday. Questions regarding the proposal may be directed to Dennis Meier of DPD at (206) 684-8270 or via email at dennis.meier@seattle.gov or Rebecca Herzfeld of the Council Central Staff at (206) 684-8148 or via email at rebecca.herzfeld@seattle.gov.